

MID SUSSEX TRANSPORT STUDY

TRANSPORT IMPACT OF SCENARIO 1

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1. INTRODUCTION

1.1 Work Undertaken

1.1.1 Mid Sussex District Council (MSDC) commissioned SYSTRA to:

- Build a strategic highway model to underpin the Mid Sussex Transport Study (MSTS); and
- Update the Mid Sussex Transport Study to test the impact of proposed development on the strategic and local transport network and upon significant routes in Ashdown Forest (adjacent to but outside of Mid Sussex District).

1.1.2 The work is further divided into the following stages:

- 2017 Base Year Highway Model Production and Validation
- 2031 Reference Case Scenario;
- 2031 Development Scenarios including MSDC local plan developments;
- 2031 Preferred Development Scenarios including potential mitigation schemes

1.2 Scenario Tested

1.2.1 This Note focusses on the outcomes of 2031 Development Scenario 1. 2031 Development Scenario 1 builds on the Reference Case which represents a benchmark against which the development Scenarios are tested and compared. This enables separation of impacts resulting from the Scenarios from impacts due to background growth, committed development and infrastructure.

1.2.2 2031 Development Scenario 1 assesses the impact of 28 additional housing development sites in the district compared to the 2031 Reference Case 1. This Scenario also includes a large employment site, the Science and Technology Park located south of the A2300 near Burgess Hill. **Table 1** summarises the housing units assessed in the Scenario compared to the Reference Case.

Table 1. Units assessed in 2031 Development Scenario compared to the Reference Case

SCENARIO	TOTAL UNITS COMPARED TO 2031 REFERENCE CASE
2031 SCENARIO 1 VS. 2031 REFERENCE CASE 1	2,552

1.2.3 This report describes the production of the MSSHM 2031 Scenario 1, and is structured as follows:

- Chapter 2: Development Scenario 1 Preparation
- Chapter 3: Scenario 1 Results

2. DEVELOPMENT SCENARIO 1 PREPARATION

2.1 Key Assumptions

2.1.1 This Chapter describes the production of the Development Scenario. The key assumptions are listed below, some of which are described in the Forecasting Note:

- Development Sites Locations, Use Class and number of units/employees (see **Appendix A**)
- Trip Rates (see Forecasting Note)
- Trip Distribution
- Development Scenario Infrastructure (see Forecasting Note)
- Development Site Access and Link Roads (see Forecasting Note)

2.2 Development Scenario 1 Site Locations, Use Class and Units/GFA

2.2.1 2031 Development Scenario trip matrices are prepared for the AM peak, inter-peak and PM peak hours. The trip rates that are derived from TRICS for the committed Reference Case developments are used again to calculate trip generations for the development sites.

2.2.2 **Appendix A** describes the strategic sites for this scenario, including location, units/employees, trip rate, trips generated and allocated model zone.

Trip Distribution

2.2.3 The trip distributions are taken from the main model zone that the development is located in and are therefore based on a combination of Census Journey Work 2011 for commuting trips and existing local model matrices. Tree diagrams of development-only traffic flows are used to sense check the realism of the distribution of trips to and from each site.

2.3 Development Scenario 1 Site Access and Link Roads

2.3.1 Suitable access points are added to connect the development model zone to the network. These are based on the most likely locations of the development accesses.

2.3.2 The Forecasting Report describes the development infrastructure.

3. SCENARIO 1 RESULTS

3.1 Identification of Junctions with Capacity Impacts

- 3.1.1 The impact of the Development Scenarios are assessed based on the National Planning Policy Framework (NPPF). The assessment of impacts is based on criteria agreed by MSDC and West Sussex County Council (WSCC). These are derived using WSCC's position statement in relation to the NPPF which sets out their interpretation of terms defining traffic impacts, namely "significant amount of movement" and "severe impacts". In addition, a "showstopper" is defined as a location where the impacts do not have a reasonable prospect of being able to comply with NPPF paragraph 32.
- 3.1.2 An approach is devised to identify locations forecast to experience severe or significant impacts in the future because of the strategic developments.
- 3.1.3 This uses appropriately selected criteria to reflect the interpretation of the NPPF. A 'severe' impact is defined as a junction with any approach arm experiencing either of the following:
- a junction with an increase in ratio of flow to capacity (RFC) of **10%** or more to an RFC of **95%** or more in any period in any Scenario; or
 - an increase in average delay of **one minute** or more to an average delay of **two minutes** or more in any period in any Scenario
- 3.1.4 A 'significant' impact is defined as a junction with any approach arm experiencing the following:
- a junction with an increase in ratio of flow to capacity (RFC) of **5%** or more to an RFC of **85%** or more in any period in any Scenario
- 3.1.5 **Appendix B (Page 1)** summarises the junctions that are identified as per the above criteria. **Appendix C** shows the detailed junction results by approach arm for the identified junctions. **Appendices D and E** are key maps showing the locations of the junction. It should be noted that to assist with continuity from previous work the list of junctions includes those identified in previous Mid Sussex Transport Study.

Outcome of Junction Analysis

Development Scenario 1 resulted in **8 junctions** being identified as having 'severe' impacts and 4 junctions identified as having 'significant' impacts in the AM or PM peak.

3.2 Impacts on M23 and A23 strategic road network

3.2.1 An approach is devised to identify directional carriageway sections forecast to experience impacts in the future because of the strategic developments. An adaptable criteria representing a '**notable flow increase**' is defined as any carriageway section experiencing the following:

- Increase in traffic flow of **100 vehicles** or more

3.2.2 The analysis is undertaken from M23 J9 to A23/A273 at Pyecombe. **Appendix B (Page 2)** summarises the carriageway sections that are identified as per the above criteria.

M23/A23 Outcome

In the **AM Peak** Scenario 1 resulted in **6 carriageway sections** as having a 'notable flow increase' in the AM peak. These are all in the **southbound** direction from Junction 11 of the M23 to the A2300.

In the **PM Peak** Scenario 1 Scenario 1 resulted in **7 carriageway** sections as having a 'notable flow increase'. These are all in the **northbound** direction from the A2300 to Junction 10 of the M23.

3.3 Impacts on Ashdown Forest

3.3.1 An approach is devised to identify directional road sections forecast to experience impacts in the future because of the strategic developments. An adaptable criteria representing a '**notable flow increase**' is defined as any directional road section experiencing the following:

- Increase in traffic flow of **20 vehicles** or more which is also **5%** or more

3.3.2 **Appendix B (Page 3)** summarises the road sections that are identified as per the above criteria. The results are shown for comparison to both Reference Case One and Reference Case Two.

Ashdown Forest Outcome

In the **AM Peak** Scenario 1 resulted in **3 road sections** for as having a 'notable flow increase' in the AM peak when compared to Reference Case One. When compared to Reference Case Two this rises to **4 road sections**.

In the **PM Peak** Scenario 1 resulted in **no road sections** for as having a 'notable flow increase' in the AM peak when compared to Reference Case One. When compared to Reference Case Two this rises to **5 road sections**.

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SYSTRA

MID SUSSEX TRANSPORT STUDY - DEVELOPMENT SITE ASSUMPTIONS AND TRIP RATES

Status	District	ID	Site address	Details Planning Status	Use Class	Total (by 2031)	Quantity for TRICs rate	Units inc. Windfall	Gross Site Area (ha)	GFA (sqm) (TRICs rate is based on employees)	GFA per employee (sqm)	Trip Rate AM O	Trip Rate AM D	Trip Rate PM O	Trip Rate PM D	Trips AM O	Trips AM D	Trips PM O	Trips PM D	Base Zone	Final Zone (new zone if bold)
REFERENCE CASE EMPLOYMENT - MID SUSSEX																					
FULL	MidSussex	493	Northern Arc, Burgess Hill	District Plan - Pending Allocation	B1b	1500 employees (BHES)			14		0.183	0.367	0.465	0.045	275	551	698	68	1037	5002	
FULL	MidSussex		The Hub		B1b	2500 employees (Email 26/7)			14	50,000 (MSDC App2) (BHES)	20	0.183	0.367	0.465	0.045	458	918	1163	113	1036	5012
REFERENCE CASE EMPLOYMENT - NEIGHBOURING																					
FULL	Horsham		Kilnwood Vale		B1c	721 employees					0.300	0.700	0.844	0.067	216	505	609	48	3213	3213	
FULL	Horsham		Land North of Horsham		B1c	714 employees			17,136		24	0.300	0.700	0.844	0.067	214	500	603	48	3380	3380
REFERENCE CASE RESIDENTIAL - NEIGHBOURING																					
FULL	Horsham		Kilnwood Vale		Housing	2500 units		2500			0.397	0.191	0.143	0.486	993	478	358	1215	3213	3213	
FULL	Horsham		Land North of Horsham		Housing	2500 units		2500			0.397	0.191	0.143	0.486	993	478	358	1215	3380	3380	
FULL	Crawley		North East Crawley		Housing	2000 units		2000			0.397	0.191	0.143	0.486	794	382	286	972	2121	2121	
REFERENCE CASE - RESIDENTIAL FULL PERMISSION - MID SUSSEX																					
FULL	MidSussex	493	Northern Arc, Burgess Hill (West Residential)	District Plan - Pending Allocation	Housing	1500 units		1565			0.397	0.191	0.143	0.486	621	299	224	761	1037	5004	
FULL	MidSussex	493	Northern Arc, Burgess Hill (Central/East Residential)	District Plan - Pending Allocation	Housing	1500 units		1565			0.397	0.191	0.143	0.486	621	299	224	761	1037	5005	
FULL	MidSussex	666	Hardriding Farm, Brighton Road, Pease Pottage	District Plan - With Permission	Housing	619 units		646			0.397	0.191	0.143	0.486	256	123	92	314	3196	5001	
FULL	MidSussex	493	Northern Arc, Burgess Hill (Freeks Farm)	District Plan - Pending Allocation	Housing	500 units		522			0.397	0.191	0.143	0.486	207	100	75	254	1037	5003	
FULL	MidSussex	38	Land north of the A264 at Junction 10 of M23	Commitment - Full/Outline Planning Permission	Housing	500 units		522			0.397	0.191	0.143	0.486	207	100	75	254	2167	5006	
FULL	MidSussex	233	Land east of Kings Way, Burgess Hill	District Plan - With Permission	Housing	389 units		406			0.397	0.191	0.143	0.486	161	78	58	197	1061	1061	
FULL	MidSussex	91	Keymer Tile Works, Nye Road, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	363 units		379			0.397	0.191	0.143	0.486	150	72	54	184	1088	1088	
FULL	MidSussex	135	Former Sewage Works, Fairbridge Way, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	325 units		339			0.397	0.191	0.143	0.486	135	65	48	165	1104	1104	
FULL	MidSussex	496	Land south of Rocky Lane & to the west of Weald Rise and Fox Hill Village, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	320 units		334			0.397	0.191	0.143	0.486	133	64	48	162	1067	5008	
FULL	MidSussex	247	Penland Farm, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	210 units		219			0.397	0.191	0.143	0.486	87	42	31	106	1039	5009	
FULL	MidSussex	483	Land South of Scamps Hill, Lindfield	Commitment - Full/Outline Planning Permission	Housing	200 units		209			0.397	0.191	0.143	0.486	83	40	30	101	1043	3176	
FULL	MidSussex	562	Land at Hill Place Farm to the south west of East Grinstead, west and east of the Bluebell Railway Line	Commitment - Full/Outline Planning Permission	Housing	200 units		209			0.397	0.191	0.143	0.486	83	40	30	101	3366	3366	
FULL	MidSussex	57	Land at Foxhill (Gamblemead Lane), Foxhill, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	151 units		158			0.397	0.191	0.143	0.486	63	30	23	77	1075	4200	
FULL	MidSussex	843	37-39 Perrymount Road, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	145 units		151			0.397	0.191	0.143	0.486	60	29	22	74	1079	1142	
FULL	MidSussex	528	Land at Burgess Hill Town Centre (multiple sites)	Commitment - Full/Outline Planning Permission	Housing	142 units		148			0.397	0.191	0.143	0.486	59	28	21	72	1121	1130	
FULL	MidSussex	238	Land at Little Park Farm, north of Hurstbournepoint	Commitment - Full/Outline Planning Permission	Housing	140 units		146			0.397	0.191	0.143	0.486	58	28	21	71	1053	1053	
FULL	MidSussex	485	Land south of Rocky Lane Phase 2, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	134 units		140			0.397	0.191	0.143	0.486	56	27	20	68	1067	5008	
FULL	MidSussex	6	Land at Gravelly Lane and Scamps Hill, Lindfield	Commitment - Full/Outline Planning Permission	Housing	130 units		136			0.397	0.191	0.143	0.486	54	26	19	66	1044	5010	
FULL	MidSussex	690	Hassocks Golf Club, London Road, Hassocks	Commitment - Full/Outline Planning Permission	Housing	130 units		136			0.397	0.191	0.143	0.486	54	26	19	66	1028	1052	
FULL	MidSussex	286	Land at the Hare, Hassocks	Commitment - Full/Outline Planning Permission	Housing	129 units		135			0.397	0.191	0.143	0.486	53	26	19	65	1028	1028	
FULL	MidSussex	768	Martells Store, 1-4 Normans Gardens and 38A Queens Road, East Grinstead	Commitment - Full/Outline Planning Permission	Housing	121 units		126			0.397	0.191	0.143	0.486	50	24	18	61	3367	3367	
FULL	MidSussex	220	Land north of Kingsland Laines, Savers Common	Commitment - Full/Outline Planning Permission	Housing	120 units		125			0.397	0.191	0.143	0.486	50	24	18	61	3364	3364	
FULL	MidSussex	517	Land at Hyde Estate (to the north of Handcross)	Commitment - Full/Outline Planning Permission	Housing	96 units		100			0.397	0.191	0.143	0.486	40	19	14	49	3196	3196	
FULL	MidSussex	534	Land rear of 88 Folders Lane, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	73 units		76			0.397	0.191	0.143	0.486	30	15	11	37	1062	1062	
FULL	MidSussex	46	Land off Kings Way, East of Gerald Close, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	63 units		66			0.397	0.191	0.143	0.486	26	13	9	32	1087	1087	
FULL	MidSussex	281	Land south of Hazel Close, Crawley Down	Commitment - Full/Outline Planning Permission	Housing	60 units		63			0.397	0.191	0.143	0.486	25	12	9	30	3370	3370	
FULL	MidSussex	197	Land rear of 15 and 39 Crawley Down Road, Felbridge	Commitment - Full/Outline Planning Permission	Housing	59 units		62			0.397	0.191	0.143	0.486	24	12	9	30	3186	3186	
FULL	MidSussex	732	The Priory, Syresham Gardens, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	53 units		55			0.397	0.191	0.143	0.486	22	11	8	27	1081	1081	
FULL	MidSussex	494	Land to the east of Graveline Lane and south of Scamps Hill and bounded to the east by Northlands Brook (Site K), Lindfield	Commitment - Full/Outline Planning Permission	Housing	52 units		54			0.397	0.191	0.143	0.486	22	10	8	26	1044	1044	
FULL	MidSussex	725	Land adjacent to Barn Cottage, Lewes Road, Scavens Hill	Commitment - Full/Outline Planning Permission	Housing	51 units		53			0.397	0.191	0.143	0.486	21	10	8	26	3238	3238	
FULL	MidSussex	779	Land at Hammonds Ridge, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	51 units		53			0.397	0.191	0.143	0.486	21	10	8	26	1114	1114	
FULL	MidSussex	697	Garland Court, Garland Road, East Grinstead	Commitment - Full/Outline Planning Permission	Housing	49 units		51			0.397	0.191	0.143	0.486	20	10	7	25	3182	3183	
FULL	MidSussex	116	Clockfield, North Street, Turners Hill	Commitment - Full/Outline Planning Permission	Housing	47 units		49			0.397	0.191	0.143	0.486	19	9	7	24	3189	3189	
FULL	MidSussex	271	Land to the west of The Pheasantry, Turners Hill Road, Crawley Down (part of site previously assessed as of site 688)	Commitment - Full/Outline Planning Permission	Housing	44 units		46			0.397	0.191	0.143	0.486	18	9	7	22	3188	3188	
FULL	MidSussex	268	Land at Holly Farm, Cophorne Way, Cophorne	Commitment - Full/Outline Planning Permission	Housing	44 units		46			0.397	0.191	0.143	0.486	18	9	7	22	2172	2172	
FULL	MidSussex	151	Land east of Portsmouth Wood Close, Lindfield	Commitment - Full/Outline Planning Permission	Housing	43 units		45			0.397	0.191	0.143	0.486	18	9	6	22	3177	3177	
FULL	MidSussex	313	Farrimond House, Wood Street, East Grinstead	Commitment - Full/Outline Planning Permission	Housing	41 units		43			0.397	0.191	0.143	0.486	17	8	6	21	3183	3183	
FULL	MidSussex	33	Land North of Wickham Way and East of Birch Lane, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	40 units		42			0.397	0.191	0.143	0.486	17	8	6	20	3177	3177	
FULL	MidSussex	785	Kings House, Canteleue Road, East Grinstead	Commitment - Full/Outline Planning Permission	Housing	39 units		41			0.397	0.191	0.143	0.486	16	8	6	20	3367	3367	
FULL	MidSussex	570	Land at Bridge Hall, Cuckfield Road, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	36 units		38			0.397	0.191	0.143	0.486	15	7	5	18	1037	1037	
FULL	MidSussex	745	Land to the north of Rocky Lane, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	30 units		31			0.397	0.191	0.143	0.486	12	6	4	15	1077	1077	
FULL	MidSussex	218	Pease Pottage Golf House, Horsham Road, Pease Pottage	Commitment - Full/Outline Planning Permission	Housing	25 units		26			0.397	0.191	0.143	0.486	10	5	4	13	3196	3196	
FULL	MidSussex	548	Land at rear of and including 17 Cophorne Road, Felbridge	Commitment - Full/Outline Planning Permission	Housing	25 units		26			0.397	0.191	0.143	0.486	10	5	4	13	3186	3186	
FULL	MidSussex	765	Slaugham Manor, Slaugham Place, Slaugham	Commitment - Full/Outline Planning Permission	Housing	20 units		21			0.397	0.191	0.143	0.486	8	4	3	10	3166	3166	
FULL	MidSussex	531	Land north of 99 Pond Walk, Franklards Village, Haywards Heath	Commitment - Full/Outline Planning Permission	Housing	18 units		19			0.397	0.191	0.143	0.486	6	4	3	9	1074	1074	
FULL	MidSussex	472	Stafford House, 91 Keymer Road, Hassocks	Commitment - Full/Outline Planning Permission	Housing	16 units		17			0.397	0.191	0.143	0.486	7	3	2	8	1026	1026	
FULL	MidSussex	693	71 Victoria Road, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	14 units		15			0.397	0.191	0.143	0.486	6	3	2	7	1115	1115	
FULL	MidSussex	645	Biggwell Woodland, Sharphorne	Commitment - Full/Outline Planning Permission	Housing	14 units		15			0.397	0.191	0.143	0.486	6	3	2	7	3179	3179	
FULL	MidSussex	730	69 Victoria Road, Burgess Hill	Commitment - Full/Outline Planning Permission	Housing	14 units	</														

Status	District	ID	Site address	Details Planning Status	Use Class	Total (by 2031)	Quantity for TRICs rate	Units inc. Windfall	Gross Site Area (ha)	GFA (sqm) (TRICs rate is based on amenuwne)	GFA per employee (sqm)	Trip Rate AM O	Trip Rate AM D	Trip Rate PM O	Trip Rate PM D	Trips AM O	Trips AM D	Trips PM O	Trips PM D	Base Zone	Final Zone (new zone if bold)
REFERENCE CASE - RESIDENTIAL PENDING - MID SUSSEX																					
PENDING	MidSussex	753	Land to the north of Clayton Mills, Mackie Avenue, Hassocks	District Plan - Pending Allocation	Housing	500	units	500			0.397	0.191	0.143	0.486	199	96	72	243	1050	1050	
PENDING	MidSussex	246	Hurst Farm, Hurstwood Lane, Haywards Heath	Commitment - Allocated Site Without Permission	Housing	350	units	350			0.397	0.191	0.143	0.486	139	67	50	170	1075	507	
PENDING	MidSussex	81	Imberhorne Lower School, Windmill Lane, East Grinstead	Commitment - Allocated Site Without Permission	Housing	200	units	200			0.397	0.191	0.143	0.486	79	38	29	97	3183	4211	
PENDING	MidSussex	83	Burgess Hill Station yard/city park, Burgess Hill	Commitment - Allocated Site Without Permission	Housing	150	units	150			0.397	0.191	0.143	0.486	60	29	21	73	1112	1138	
PENDING	MidSussex	756	Land at the Brow, Burgess Hill	Commitment - Allocated Site Without Permission	Housing	100	units	100			0.397	0.191	0.143	0.486	40	19	14	49	1136	1136	
PENDING	MidSussex	544	Western side of Victoria Road, Burgess Hill	Commitment - Allocated Site Without Permission	Housing	80	units	80			0.397	0.191	0.143	0.486	32	15	11	39	1126	1126	
PENDING	MidSussex	106	Station Goods Yard, Hassocks	Commitment - Allocated Site Without Permission	Housing	54	units	54			0.397	0.191	0.143	0.486	21	10	8	26	3157	3157	
PENDING	MidSussex	470	Wealden House, Lewes Road, Ashurst Wood	Commitment - Allocated Site Without Permission	Housing	50	units	50			0.397	0.191	0.143	0.486	20	10	7	24	3182	3182	
PENDING	MidSussex	723	Asphlats House, Holtye Road, East Grinstead	Commitment - Allocated Site Without Permission	Housing	45	units	45			0.397	0.191	0.143	0.486	18	9	6	22	3368	3368	
PENDING	MidSussex	492	Old Vicarage Field, Church Road, Turners Hill	Commitment - Allocated Site Without Permission	Housing	44	units	44			0.397	0.191	0.143	0.486	17	8	6	21	3190	3190	
PENDING	MidSussex	96	Stonequarry Woods, East Grinstead	Commitment - Allocated Site Without Permission	Housing	40	units	40			0.397	0.191	0.143	0.486	16	8	6	19	3368	3368	
PENDING	MidSussex	744	NCP Car Park, Harlands Road, Haywards Heath	Commitment - Allocated Site Without Permission	Housing	40	units	40			0.397	0.191	0.143	0.486	16	8	6	19	1070	1070	
PENDING	MidSussex	101	Tennis and Squash Club, Ship Street, East Grinstead	Commitment - Allocated Site Without Permission	Housing	40	units	40			0.397	0.191	0.143	0.486	16	8	6	19	3367	3367	
PENDING	MidSussex	102	Land at the junction of Windmill Lane and London Road	Commitment - Allocated Site Without Permission	Housing	35	units	35			0.397	0.191	0.143	0.486	14	7	5	17	3183	3183	
PENDING	MidSussex	543	Land opposite Former Queens Head (west of London Road), Bolney	Commitment - Allocated Site Without Permission	Housing	30	units	30			0.397	0.191	0.143	0.486	12	6	4	15	3152	3152	
PENDING	MidSussex	757	LIC, Wealden House, Lewes Road, Ashurst Wood	Commitment - Allocated Site Without Permission	Housing	25	units	25			0.397	0.191	0.143	0.486	10	5	4	12	3182	3182	
PENDING	MidSussex	92	Open air market, Cyprus Road, Burgess Hill	Commitment - Allocated Site Without Permission	Housing	25	units	25			0.397	0.191	0.143	0.486	10	5	4	12	1130	1130	
PENDING	MidSussex	148	Land north of Top Road, Sharpthorne	Commitment - Allocated Site Without Permission	Housing	24	units	24			0.397	0.191	0.143	0.486	10	5	3	12	3179	3179	
PENDING	MidSussex	750	Downlands Park, Isaacs Lane, Haywards Heath	Commitment - Allocated Site Without Permission	Housing	20	units	20			0.397	0.191	0.143	0.486	8	4	3	10	1069	1069	
PENDING	MidSussex	88	Land north of Faulkners Way, Burgess Hill	Commitment - Allocated Site Without Permission	Housing	20	units	20			0.397	0.191	0.143	0.486	8	4	3	10	1105	1105	
PENDING	MidSussex	510	Imberhorne Lane car park, Imberhorne Lane, East Grinstead	Commitment - Allocated Site Without Permission	Housing	18	units	18			0.397	0.191	0.143	0.486	7	3	3	9	3186	3186	
PENDING	MidSussex	36	Land adjacent to Station Goods Yard, Keymer Road, Hassocks	Commitment - Allocated Site Without Permission	Housing	16	units	16			0.397	0.191	0.143	0.486	6	3	2	8	3157	3157	
PENDING	MidSussex	477	Land adjacent to Cookhams, south of Top Road, Sharpthorne	Commitment - Allocated Site Without Permission	Housing	16	units	16			0.397	0.191	0.143	0.486	6	3	2	8	3179	3179	
PENDING	MidSussex	619	Beech Hurst Depot, Bolnore Road, Haywards Heath	Commitment - Allocated Site Without Permission	Housing	15	units	15			0.397	0.191	0.143	0.486	6	3	2	7	1069	1069	
PENDING	MidSussex	191	Land to the north and rear of Barnfield Cottages, Haywards Heath Road, Balcombe.	Commitment - Allocated Site Without Permission	Housing	14	units	14			0.397	0.191	0.143	0.486	6	3	2	7	3191	3191	
PENDING	MidSussex	188	Land opposite Newlands, (Spring Field Shaw), London Road, Balcombe	Commitment - Allocated Site Without Permission	Housing	14	units	14			0.397	0.191	0.143	0.486	6	3	2	7	3191	3191	
PENDING	MidSussex	150	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Commitment - Allocated Site Without Permission	Housing	14	units	14			0.397	0.191	0.143	0.486	6	3	2	7	3191	3191	
PENDING	MidSussex	84	The Oaks Centre, Junction Road, Burgess Hill	Commitment - Allocated Site Without Permission	Housing	12	units	12			0.397	0.191	0.143	0.486	5	2	2	6	1109	1109	
PENDING	MidSussex	507	Caru Hall, Bolnore Road, Haywards Heath	Commitment - Allocated Site Without Permission	Housing	12	units	12			0.397	0.191	0.143	0.486	5	2	2	6	1068	1068	
PENDING	MidSussex	559	East Grinstead Delivery Office, 76 London Road, East Grinstead	Commitment - Allocated Site Without Permission	Housing	12	units	12			0.397	0.191	0.143	0.486	5	2	2	6	3367	3367	
PENDING	MidSussex	480	Courtmeadow School, Hanlye Lane, Cuckfield	Commitment - Allocated Site Without Permission	Housing	10	units	10			0.397	0.191	0.143	0.486	4	2	1	5	3168	3168	
PENDING	MidSussex	177	The Manor House, 14 Manor Drive, Cuckfield	Commitment - Allocated Site Without Permission	Housing	10	units	10			0.397	0.191	0.143	0.486	4	2	1	5	3168	3168	
PENDING	MidSussex	82	Motorcycle Workshop (former G&W Motors), London Road, Bolney	Commitment - Allocated Site Without Permission	Housing	10	units	10			0.397	0.191	0.143	0.486	4	2	1	5	3152	3152	
PENDING	MidSussex	597	Land rear of Devon Villas, Western Road, Haywards Heath	Commitment - Allocated Site Without Permission	Housing	10	units	10			0.397	0.191	0.143	0.486	4	2	1	5	1081	1081	
PENDING	MidSussex	441	67-69 Railway Approach, East Grinstead	Commitment - Allocated Site Without Permission	Housing	7	units	7			0.397	0.191	0.143	0.486	3	1	1	3	3367	3367	
PENDING	MidSussex	139	Land between 98-104 Maypole Road, Ashurst Wood	Commitment - Allocated Site Without Permission	Housing	5	units	5			0.397	0.191	0.143	0.486	2	1	1	2	3182	3182	
PENDING	MidSussex	649	Horsgate House, Hanlye Lane, Cuckfield	Commitment - Allocated Site Without Permission	Housing	5	units	5			0.397	0.191	0.143	0.486	2	1	1	2	3168	3168	
PENDING	MidSussex	711	Bolney House, Cowfold Road, Bolney	Commitment - Allocated Site Without Permission	Housing	5	units	5			0.397	0.191	0.143	0.486	2	1	1	2	3152	3152	
PENDING	MidSussex	553	The Old Estate Yard, Church Road, Turners Hill	Commitment - Allocated Site Without Permission	Housing	0	units	0			0.397	0.191	0.143	0.486	0	0	0	0	3190	3190	

SCENARIO 1

SCENARIO 1 - EMPLOYMENT

SC1	MidSussex	Science and Technology Park	B1a	312.5 employees	48.6	0.043	0.511	0.394	0.021	13	160	123	7	1036	5011				
SC1	MidSussex	Science and Technology Park	B1b	625 employees	(total site)	0.183	0.367	0.465	0.045	114	229	291	28	1036	5011				
SC1	MidSussex	Science and Technology Park	B1c	312.5 employees	(MSDC App2)	0.300	0.700	0.844	0.067	94	219	264	21	1036	5011				
SC1	MidSussex	Science and Technology Park (Hotel)	C1	150 rooms		0.284	0.104	0.151	0.252	43	16	23	38	1036	5011				
Sources: BHESS (March 2015) p.2.36: https://www.midsussex.gov.uk/media/3214/ep36_bhempsitestudyMarch2015.pdf Email 26/07: MSDC Appendix 2: https://www.midsussex.gov.uk/media/3402/appendix-2-employment-sites.pdf																			
SCENARIO 1 - HOUSING																			
SC1	MidSussex	503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	Housing	900	units	900			0.397	0.191	0.143	0.486	357	172	129	437	3177	6001
SC1	MidSussex	770	Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead	Housing	550	units	550			0.397	0.191	0.143	0.486	218	105	79	267	3186	6002
SC1	MidSussex	196	Land south of Crawley Down Road, Felbridge	Housing	200	units	200			0.397	0.191	0.143	0.486	79	38	29	97	3186	6003
SC1	MidSussex	479	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	Housing	168	units	168			0.397	0.191	0.143	0.486	67	32	24	82	3168	6004
SC1	MidSussex	852	Land north of Old Vicarage Field, Lion Lane, Turners Hill	Housing	130	units	130			0.397	0.191	0.143	0.486	52	25	19	63	3190	6005
SC1	MidSussex	832	Land west of Selsfield Road, Ardingly	Housing	100	units	100			0.397	0.191	0.143	0.486	40	19	14	49	3178	6006
SC1	MidSussex	127	Land at St. Martin Close, Handcross	Housing	65	units	65			0.397	0.191	0.143	0.486	26	12	9	32	3194	6007
SC1	MidSussex	519	Land north of Burleigh Lane, Crawley Down	Housing	60	units	60			0.397	0.191	0.143	0.486	24	11	9	29	3370	6008
SC1	MidSussex	617	Land at Foxhole Farm, Bolney	Housing	50	units	50			0.397	0.191	0.143	0.486	20	10	7	24	3152	6009
SC1	MidSussex	829	Land to the north Lyndon, Reeds Lane, Sayers Common	Housing	35	units	35			0.397	0.191	0.143	0.486	14	7	5	17	3363	6010
SC1	MidSussex	21	Land rear of 11A Crawley Down Road, Felbridge	Housing	30	units	30			0.397	0.191	0.143	0.486	12	6	4	15	3186	6011
SC1	MidSussex	184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	Housing	30	units	30			0.397	0.191	0.143	0.486	12	6	4	15	3237	6012
SC1	MidSussex	595	Land at Brookhurst, Furze Lane, East Grinstead	Housing</															

Mid Sussex Transport Study: Scenario 1 Results Summary

Note: Results in *Grey Italics* are comparisons of Reference Cases to 2017 (for context)

Junction Analysis

Note: List includes junctions identified in previous MSTS

Junctions with SIGNIFICANT or SEVERE impact in either AM or PM Peak Hour

ID	Area	Junction	Reference 1 v 2017	Scenario 1 v Reference 1
1	Copthorne	A264 / A2220 Copthorne	SEVERE	OK
2	Copthorne	A264 / B2028 Copthorne	OK	OK
3	Copthorne	B2028 / B2037 Copthorne	SIGNIFICANT	OK
4	East Grinstead	A22 / Imberhorne Lane	OK	SEVERE
5	Crawley Down	B2028 Turners Hill Road / Wallage Lane	OK	SEVERE
6	Turners Hill	B2110 / B2028 Turners Hill	SEVERE	OK
7	Handcross	B2114 Junction, Handcross	OK	OK
8	Lower Beeding	B2110 / B2115 Leechpond Hill	OK	OK
9	Slough Green	B2115 Junction, Slough Green	OK	SIGNIFICANT
10	Haywards Heath	Borde Hill Lane / Copyhold Lane	OK	SEVERE
11	Haywards Heath	B2114 / B2036 Whitemans Green	SEVERE	OK
12	Haywards Heath	B2036 / Ardingly Road, Whitemans Green	SEVERE	SEVERE
13	Haywards Heath	A272 / B2036	SEVERE	SEVERE
14	Cowfold	A281 North Junction, Cowfold	SEVERE	OK
15	Cowfold	A281 South Junction, Cowfold	SIGNIFICANT	OK
16	Burgess Hill	A23 / A2300 Southbound On-Slip	SEVERE	SEVERE
17	Burgess Hill	A23 / A2300 Eastern Roundabout	OK	SIGNIFICANT
18	Burgess Hill	A2300 / Cuckfield Road	SEVERE	SEVERE
19	Burgess Hill	Cuckfield Road / THE HUB	OK	SEVERE
20	Burgess Hill	A2300 / Northern Arc Spine Road	OK	SIGNIFICANT
21	Burgess Hill	Junction Road / B2113, Burgess Hill	SEVERE	OK
22	Hurstpierpoint	B2117 / B2116 Hurstpierpoint	SEVERE	OK
23	Hassocks	A273 / B2116 Hassocks (Stonepound)	SEVERE	OK
24	Pyecombe	A23 / A281 Eastbound On-Slip	SEVERE	SIGNIFICANT

Number of Junction with SEVERE Impacts

12

8

Number of Junction with SIGNIFICANT impacts

2

4

SEVERE= Increase in RFC of 10% or more to 95% or more

or increase in delay of 1 min or more to 2 mins or more

SIGNIFICANT= Increase in RFC of 5% or more to 85% or more

Mid Sussex Transport Study: Scenario 1 Results Summary

Note: Results in *Grey Italics* are comparisons of Reference Cases to 2017 (for context)

M23 and A23 (Junction 8 to A27 Main Sections)

Average Increase in Peak Hour Flow - Impact of Scenario 1

	Scenario 1 v Reference 1	
	AM	PM
M23 - Impact of Scenario 1 v Reference Case 1	0.2%	1.0%
A23 - Impact of Scenario 1 v Reference Case 1	1.6%	0.2%
Overall - Impact of Scenario 1 v Reference Case 1	1.2%	0.4%

Average Increase in Peak Hour Flow - Impact of Reference 1 and 2 v 2017

	Reference 1 v 2017	
	AM	PM
<i>M23 - Impact of Reference v 2017</i>	21.4%	10.4%
<i>A23 - Impact of Reference v 2017</i>	24.8%	20.7%
<i>Overall - Impact of Reference v 2017</i>	23.9%	17.8%

Road Sections with a NOTABLE FLOW INCREASE in AM or PM

	Scenario 1 v Reference 1	
	AM	PM
Northbound		
1	A23 - A27 to A273 OFF	
2	A23 - A273 ON to A281 OFF	
3	A23 - A281 ON to B2117 OFF	
4	A23 - B2117 OFF to B2118 ON	
5	A23 - B2118 ON to A2300 OFF	
6	A23 - A2300 ON to A272 OFF	126 (3.7%)
7	A23 - A272 ON to Jeremys Lane OFF	208 (6.2%)
8	A23 - Jeremys Lane ON to B2115 OFF	208 (6.2%)
9	A23 - B2115 ON to B2110 OFF	178 (5.2%)
10	A23 - B2110 ON to J11 OFF	162 (4.5%)
11	M23 - J11 ON - J10a ON	109 (3.3%)
12	M23 - J10a ON to J10 OFF	105 (2.8%)
13	M23 - J10 ON to J9 OFF	
14	M23 - J9 ON to J8 OFF	

Southbound

15	M23 - J8 ON to J9 OFF		
16	M23 - J9 ON to J10 OFF		
17	M23 - J10 ON to J10a OFF		
18	M23 - J10a OFF - J11 OFF		
19	A23 - J11 ON to B2114 OFF	106 (2.9%)	
20	A23 - B2114 OFF to B2110 ON	106 (3.3%)	
21	A23 - B2110 ON to B2115 OFF	146 (4.1%)	
22	A23 - B2115 ON to Broxmead Lane OFF	234 (6.7%)	
23	A23 - Broxmead Lane OFF to A272 OFF	231 (6.6%)	
24	A23 - A272 ON to A2300 OFF	234 (6.5%)	
25	A23 - A2300 ON to B2118 OFF		
26	A23 - B2118 OFF to B2117 ON		
27	A23 - B2117 ON to A281 ON		
28	A23 - A281 ON to A273 OFF		
29	A23 - A273 ON to A27		

Number of Sections with a NOTABLE FLOW INCREASE (29 in total)	6	7
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NOTABLE FLOW INCREASE = Increase in traffic flow of 100 vehicles or more

Mid Sussex Transport Study: Scenario 1 Results Summary

Note: Results in *Grey Italics* are comparisons of Reference Cases to 2017 (for context)

Ashdown Forest

Change in Vehicle Kilometres - Impact of Scenario 1

	Scenario 1 v Reference 1		Scenario 1 v Reference 2	
	AM	PM	AM	PM
Ashdown Forest - Impact of Scenario 1 v Reference	0.0%	0.4%	0.4%	-0.1%

Change in Vehicle Kilometres - Impact of Reference 1 and 2 v 2017

	Reference 1 v 2017		Reference 2 v 2017	
	AM	PM	AM	PM
Ashdown Forest - Impact of Reference v 2017	8.9%	10.6%	8.4%	11.1%

Road Sections with a NOTABLE FLOW INCREASE in AM or PM peak hour

		Scenario 1 v Reference 1		Scenario 1 v Reference 2	
		AM	PM	AM	PM
26	A275 (NB) South of Beaconsfield Road				25 (8.7%)
34	Colemans Hatch Road (WB) East of A22				21 (19.8%)
36	Hindleap Lane (EB) West of A22	21 (5.3%)		26 (6.8%)	
41	A22 (NB) South of Wall Hill Road (Ashurstwood)				28 (5.2%)
69	(Uckfield High Street Southbound)			32 (7.4%)	37 (6.1%)
70	Hindleap Lane (EB) West of A22	21 (5.3%)		26 (6.8%)	
74	B2110 (WB) East of Colemans Hatch				25 (9.9%)
88	Plawhatch Lane (EB) East of Sharphorne	21 (5.3%)		26 (6.8%)	

Number of Roads with NOTABLE FLOW INCREASE (92 in total)

3	0	4	5
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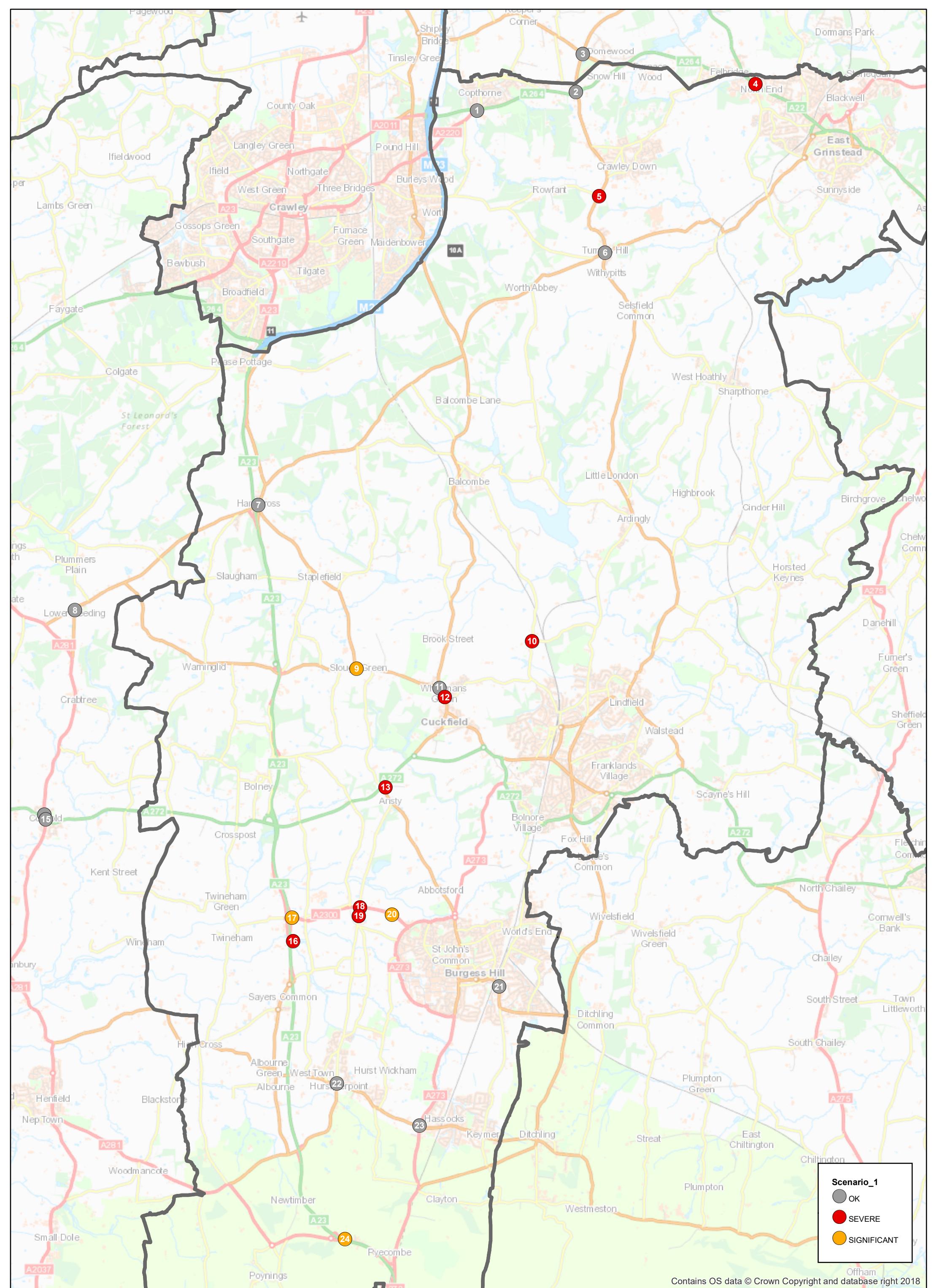
NOTABLE FLOW INCREASE = Increase in traffic flow of 20 or more which is also 5% or more

Mid Sussex Transport Study: Junction approach arm statistics for identified location

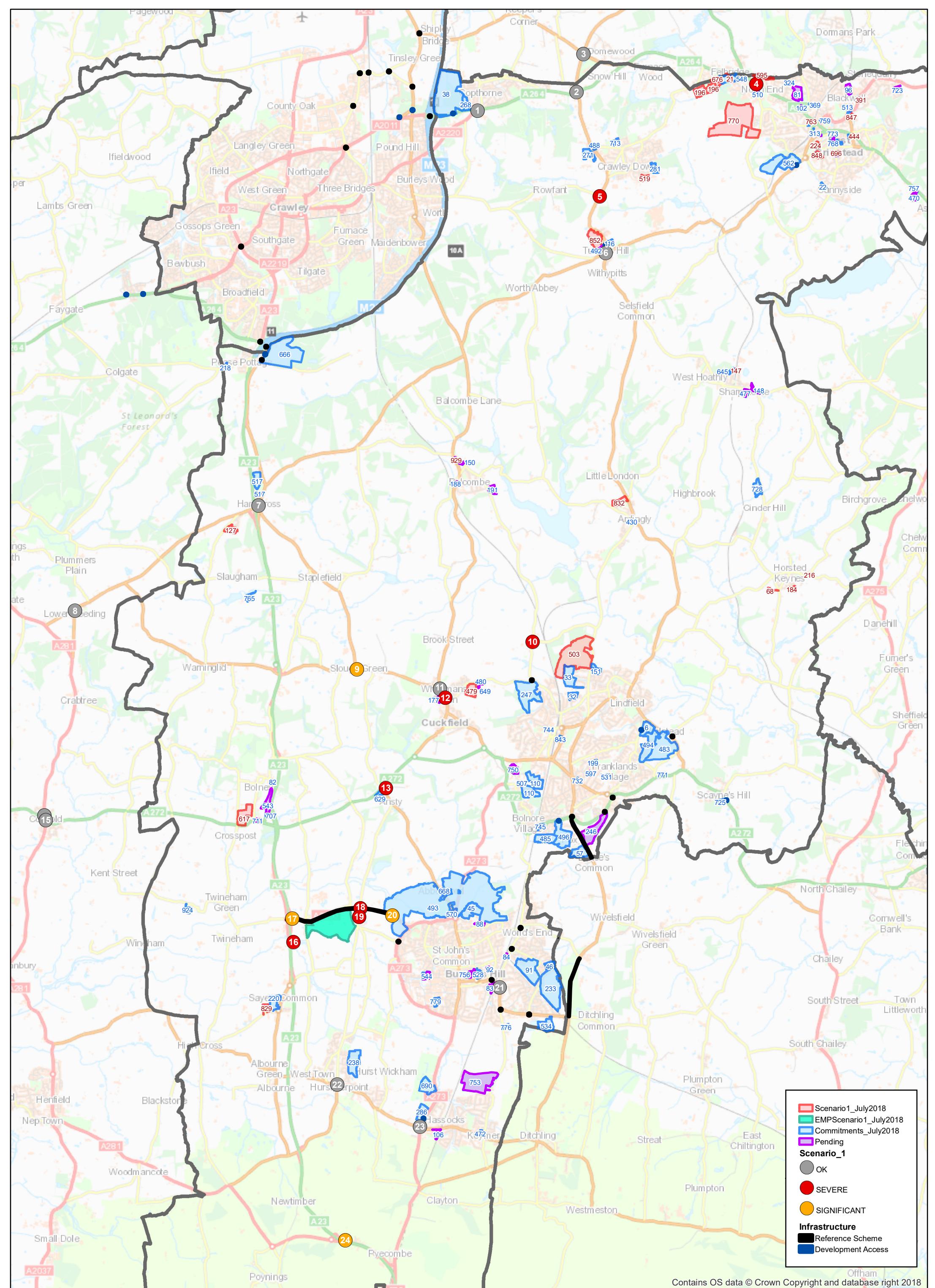
Mid Sussex Transport Study: Junction approach arm statistics for identified locations																																			
ID	Area	Junction	Approach Arm	Junction Type	2017				2031				2017				2031 Reference Case 1								2031 Scenario without Mitigation (highlighting based on Ref 1)										
					Identified MSTS Stage 3	Easting	Northing	A Node	B Node	A Node	B Node	AM Dem (Veh)	AM RFC (%)	AM Delay (s)	AM Avg Q (pcu)	PM Dem (Veh)	PM RFC (%)	PM Delay (s)	PM Avg Q (pcu)	AM Dem (Veh)	AM RFC (%)	AM Delay (s)	AM Avg Q (pcu)	PM Dem (Veh)	PM RFC (%)	PM Delay (s)	PM Avg Q (pcu)	AM Dem (Veh)	AM RFC (%)	AM Delay (s)	AM Avg Q (pcu)	PM Dem (Veh)	PM RFC (%)	PM Delay (s)	PM Avg Q (pcu)
NORTH																																			
1	Copthorne	A264 / A2220 Copthorne	Brookhill Road (N)	Roundabout	2031 Scheme capacity increase	531228	138802	37043	32650			344	36	15	0	525	44	14	0	422	44	15	0	758	68	16	1	423	44	15	0	742	69	16	1
1			A264 (E)	AM Delay		531228	138802	37044	32650			781	61	13	0	1138	85	14	1	909	71	13	1	1194	94	19	3	976	76	13	1	1203	94	18	3
1			Copthorne Hotel Access			531228	138802	37040	32650			43	1	10	0	60	1	10	0	62	1	10	0	70	1	10	0	62	1	10	0	70	1	10	0
1			A2220 (S)			531228	138802	37041	32650			872	65	12	0	508	39	12	0	1103	83	14	1	794	64	12	1	1094	83	14	1	860	68	13	1
1			A264 Copthorne Way (W)	PM Delay		531228	138802	37042	32650			1376	97	18	3	1173	75	10	0	1402	107	163	60	1224	80	11	1	1405	107	157	58	1263	83	11	1
2	Copthorne	A264 / B2028 Copthorne	B2028 Turners Hill Road (N)	Roundabout	2031 Scheme capacity increase	533490	139230	14924	17105			171	25	5	0	447	64	7	0	244	12	4	0	591	29	4	0	254	13	4	0	632	31	4	0
2			A264 Snow Hill (E)	AM Delay		533555	139187	14910	17106			504	58	4	0	461	77	12	1	603	30	3	0	491	25	4	0	657	33	3	0	500	25	4	0
2			B2028 Turners Hill Road (S)			533503	139144	14860	17107			384	51	5	0	369	58	7	0	475	23	4	0	365	18	4	0	504	25	4	0	360	18	4	0
2			A264 Copthorne Common Road (W)			533449	139195	31194	17104			917	102	64	15	845	87	4	0	1085	52	3	0	1132	54	3	0	1087	52	3	0	1243	59	3	0
3	Copthorne	B2028 / B2037 Copthorne	B2028 West Park Road (N)	Roundabout	AM Delay In Surrey	533653	140101	15016	14924			249	23	3	0	374	39	4	0	334	31	3	0	498	54	5	0	337	31	3	0	491	56	5	0
3			B2037 Snow Hill (E)			533653	140101	17778	14924			449	43	4	0	101	11	4	0	637	67	5	0	129	16	4	0	677	71	5	0	125	16	5	0
3			B2028 West Park Road (S)			533653	140101	17105	14924			515	56	5	0	237	21	3	0	654	89	16	2	372	33	3	0	658	94	22	3	343	30	3	0
3			B2037 Effingham Road (W)			533653	140101	32620	14924			176	19	4	0	655	61	4	0	263	30	4	0	766	73	4	0	266	30	4	0	813	76	4	0
4	East Grinstead	A22 / Imberhorne Lane	A22 (W)	Signalled T-Junction near 770 Imberhorne Lane	537604	139409	17776	14876			723	46	9	1	856	58	11	2	848	54	8	1	1057	74	13	2	882	56	8	1	1121	81	15	3	
4			A22 (E)			537604	139409	14848	14876			714	80	27	3	792	75	20	3	689	83	29	3	780	73	19	3	686	80	27	3	791	74	19	3
4			Imberhorne Lane (S)			537604	139409	14786	14876			366	48	18	1	183	32	19	1	612	79	27	3	287	50	23	1	704	98	66	3	353	60	25	2
5	Crawley Down	B2028 Turners Hill Road / Wallage Lane	B2028 Turners Hill Road (N)	Priority Junction near 852 Old Vicarage Field	534022	136837	17976	14596			318	16	1	0	561	29	1	0	337	17	1	0	825	42	2	0	361	19	1	0	969	49	2	0	
5			B2028 Turners Hill Road (S)			534022	136837	14464	14596			268	13	1	0	195	10	1	0	351	17	1	0	267	13	1	0	378	18	1	0	270	13	1	0
5			Wallage Lane			534022	136837	14540	14596			352	57	24	0	178	32	12	0	431	75	33	1	339	72	1	1	450	80	36	1	414	97	70	4
6	Turners Hill	B2110 / B2028 Turners Hill	B2028 North Street (N) (priority)	Crossroads	534156	135548	14465	14412			556	32	2	0	704	37	2	0	749	42	2	0	1107	58	2	0	819	47	2	0	1328	68	3	0	
6			B2110 East Street (E)	AM Delay	534156	135548	14418	14412			387	92	29	3	387	101	76	8	401	105	146	15	339	105	167	15	391	107	194	20	321	106	185	15	
6			B2028 Selsfield Road (S) (priority)	also Ref 116, 492, 553		534156	135548	14350	14412			803	41	2	0	688	36	2	0	933	46	2	0	741	38	2	0	966	48	2	0	736	37	2	0
6			B2110 Paddockhurst Road (W)			534156	135548	14406	14412			563	108	186	27	535	107	171	23	526	108</														

Key:
increase in RFC of 5% or more to 85% or more are highlighted in orange
increase in RFC of 10% or more to 95% or more are highlighted in red
increase in Delay of 1 minute or more to 2 minutes or more are in red

MSTS Results Summary Sheet v2-2 run6.xls



Mid Sussex Transport Study: Scenario 1 v Reference Case 1 - Junction Key Map



Mid Sussex Transport Study: Scenario 1 v Reference Case 1 - Junction Key Map with Developments and Schemes